

Part Voscombe Farm - North

Lovacott

Barnstaple

Devon

Andrew Lane Ltd

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Regulated by RICS



29.5 acres of pasture land

Good road frontage

Strategic renewable energy investment

Lot 1 – 8.5 acres

Lot 2 – 21 acres

For sale by Private Treaty

Guide Price £300,000 as a whole

Situation

The land is located in the heart of North Devon between Newton Tracey, Fremington and Barnstaple not far from the B3232. The A39 is just 3 miles away. The North Devon Coast is visible from the land

STRATEGIC ENERGY INVESTMENT BEING ADJACENT TO AN EXISTING SOLAR PARK AND IN THE AREA DESIGNATED FOR RENEWABLE ENERGY GENERATION.

The Property

Lot 1 - 8.5 acres

This single enclosure of pasture land is virtually **AS A WHOLE THIS REPRESENTS A GOOD** level and has been used for horse grazing by the current owner. The land is equally suitable for grazing livestock or mowing for hay or silage.

Lot 2 – 21 acres

These 2 enclosures are a mixture of level and gently sloping with a small area of deciduous woodland at the north end. Laid to pasture they have been used for livestock grazing and hay making by the current owner

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Services

There are no mains services connected to the enclosures.

Local Authority

North Devon District Council, P O Box 379, Barnstaple, Devon EX32 2GR Telephone 01271 327711 www.northdevon.gov.uk

Plans

The plans have been produced from farm plans and are for identification purposes only. A-B-C refer to a new boundary fence to be erected.

Access

Currently access to the land is via a roadside gateway in the north east corner of Lot 1. In the event of the land being sold in Lots the larger of the 2 lots shall have a right of access through the road gate in Lot 1 for a period of 6

months until the buyer of Lot 2 has made a new gateway onto the road.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Method of Sale

The property is being offered for sale by Private Treaty.

Health and Safety

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly amongst grazing livestock and horses.

Viewing

Strictly by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Directions

See plans. What3words: nicely.life.pioneered.

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

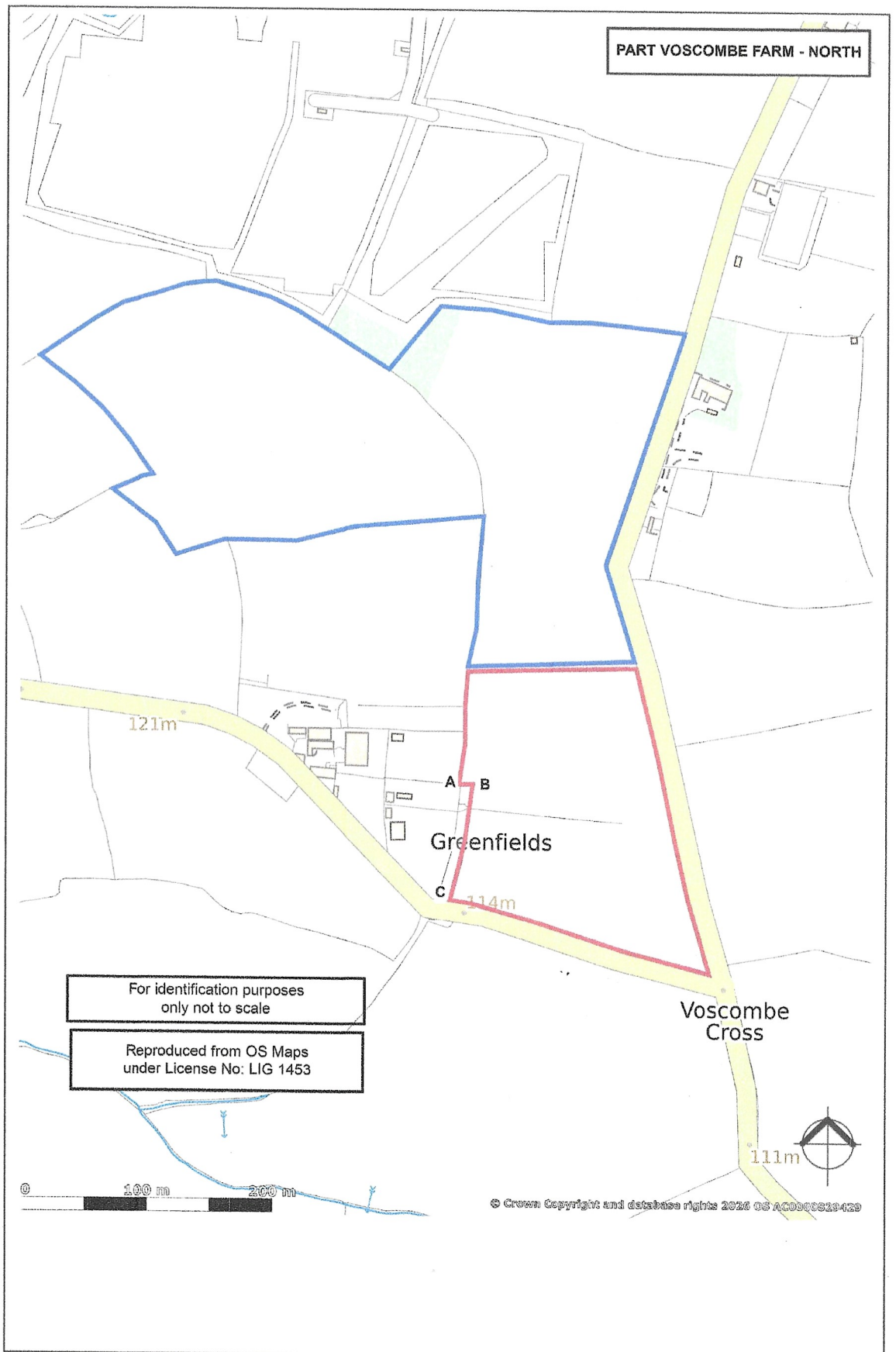
1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

PART VOSCOMBE FARM - NORTH



For identification purposes
only not to scale

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Voscombe
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